

**PLANNING APPLICATION PF/15/1534
ERECTION OF 51 DWELLINGS, PUBLIC OPEN SPACE & ASSOCIATED
INFRASTRUCTURE
LAND OFF HIGH STREET & WATER LANE, MUNDESLEY**

**REPORT
OF MEETING HELD ON TUESDAY 05 JANUARY 2016
NORTH NORFOLK DISTRICT COUNCIL
PLANNING DEPARTMENT**

1. Introduction

At the Full Council meeting held on 9 December 2015 Members considered the above planning application. Although the majority of Members supported the planning application in principle, they agreed to object with comments to the Planning Department and asked the Clerk to arrange a meeting with the Planning Officer to clarify their concerns regarding the access to the site and the potential of flooding and to discuss Section 106. As a result a meeting was set up with Sarah Hinchcliffe (Planning Officer), Cllr L Stango (PBE Chairman), Cllr D Smith (PBE Vice-Chairman) and J White (Clerk).

2. Findings

- The site was earmarked and agreed for development in 2011 for approximately 40 dwellings.
- The Planning Department has received 12 letters of support in respect of this development as well as numerous objections.
- The October 2015 Planning Statement produced by Bidwells was amended in December 2015 to reflect the fact that the development is not in an area of outstanding natural beauty as originally stated in the October 2015 edition.

2.1 Flooding

- The majority of the development site is not permeable and for this reason only 9 of the dwellings will be developed with soakaways.
- It is proposed that the remainder of the development will drain away through a number of drains in the road connected to a system where the water will run into a large storage tank which will control water released into the Beck to a normal flow via a control valve. It is proposed that Anglian Water will adopt this system in respect of servicing and maintenance once it has been developed, although this has not been confirmed by Anglian Water.
- When looking at flooding the Government allocate the risk of flooding as follows:
 - Flood Zone 3 – 1:100 chance of flooding, cannot be developed at all

- Flood Zone 2 –1:1000 chance of flooding therefore less likely to flood, however flooding would be more extreme. This should only be developed if there are no other options.
 - Flood Zone 1 – No issues regarding development, very unlikely to flood
 - All Flood Zones also have an extra 30% risk increase added to them in respect of climate change.
- Some of the site and some of the dwellings are in Flood Zone 2 and NNDC have got concerns about this and are looking at the issues to be resolved in respect of the flood risk. The increased number of proposed dwellings appears to be in Zone 2 i.e. 40 to 51 and they are also looking at the number of dwellings.
 - The Environment Agency no longer lead in respect of flood advice and this now falls under the remit of County Council. County Council don't generally give advice if the development is under 250 dwellings. NNDC do not have the expertise to carry out this function.
 - If NNDC approve this planning application it will be with conditions in respect of surface water strategy and NNDC will get the local Flood Authority to comment and advise on this.

2.2 Highways

- The Transport Statement (Rossi Long Consulting) states "Site deliveries will be outside of school operation times". This is not necessarily the case and NNDC cannot enforce this. This will be dealt with through a Construction Management Plan with Highways following agreement of the development.
- The Highway Authority raise no objection to the principle of the proposals, however, they have commented as follows:
 - Residents wishing to walk into the town centre will be reliant on crossing onto the existing footway on the northern side of High Street. This is limited in width and unsuitable to cater for further use. It is also noted in a southern direction the footway remains limited in width up to the nearby garage and that this footway offers a route to the village schools. On this basis the development will increase pedestrian movements along this stretch of the network and the length of footway between the garage and Northfield Road should be widened.
 - A part-time 20mph should be provided on Trunch Road in the vicinity of the school.
 - The Highway Authority does not support multiple pedestrian accesses onto Water Lane. If pedestrian access is sought it should be provided to the north of the site and brought forward along with safe refuge / crossing facilities. The developer would also need to investigate the potential of providing pedestrian improvements up to the junction with Paston Road. A pedestrian access to the south would force pedestrians to exit onto Water Lane on the inside of a bend at a point where there is no footway, to the detriment of highway safety.

- The pedestrian crossing to the north of the proposed site access onto High Street is shown on the radius of the junction. This is not acceptable. The crossing will need to be relocated further north clear of the junction bellmouth.
- The footway on the southern side of the proposed estate road should be extended up to the access to plots 1-6.
- Visibility splays of 2.4m x 33m are required at each junction between the side roads and the main estate road.
- There are also a number of concerns regarding the roads and parking allocations on the site.

2.3 Management Plan (Norfolk Wildlife Services)

There is a proposal to part fence some of the public open space and use it for grazing. This is not a problem, but public will need access to this land.

NNDC are interested in taking on the maintenance of this land.

2.4 Section 106

The developers are giving a £60 contribution per dwelling to libraries (£3,060). This will be used for Mundesley Library to provide new books and IT equipment.

The North Norfolk Coast has special protection and conservation areas. As such, it is European legislation that any developments in the area have to contribute £50 per dwelling (£2,550) to monitor the use of these areas in order to protect them. This money will go to NNDC towards the cost of monitoring these areas.

NNDC receive a New Homes Bonus of £332,917 from the Government if this development goes ahead. Sarah Hinchcliffe was unable to tell MPC if any of this money would be earmarked for Mundesley to benefit the local community who would be taking on the new development. Sarah has agreed to look into this for Members.

3. Conclusions

North Norfolk District Council are looking into concerns regarding flooding both in respect of the development on Zone 2 flood land and the surface water run-off from the estate road and remaining plots that will drain into the Beck.

Although the Highways Authority raised no objection to the principle of the proposals they have asked for their concerns to be addressed and have said that on receipt of revised plans will offer further comments.

Apart from the money towards Mundesley Library it is not clear if any further money will be forthcoming to benefit the local community.